



Zoning Staff Report

Date: October 11, 2022

Case Number: ZC-22-124

Council District: 6

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Logan Land Development LP

Site Location: 500 W. Rendon Crowley Rd

Acreage: 5.00 acres

Request

Proposed Use: Mini-warehouse

Request: From: “E” Neighborhood Commercial

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus mini-warehouse; site plan included.

Recommendation

Land Use Compatibility: Requested change **is compatible**

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The subject property is located on Rendon Crowley Road west of the intersection of Hemphill St. The applicant is requesting to rezone the property from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus mini-warehouse, site plan included.

The applicant would like to keep the baseline “E” Zoning and develop mini-warehouses on the site. Mini-warehouses are first allowed by right in industrial districts, however, many have opted to request PD’s and locate in close proximity to residential to capture this market. This is the case for this proposed development.

This case was continued in order for staff to review the proposed site plan provided at the August Public Hearing. Following the review, staff now supports the case for the following reasons: 1. Largest mini-warehouse structure located closer to Crowley Rd and away from the neighborhood 2. Over 50 ft buffer from neighborhood 3. Buildings close to the neighborhood would not impose on existing neighborhood.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family homes
East “E” Neighborhood Commercial / vacant
South “E” Neighborhood Commercial / FM 1187 ROW
West “E” Neighborhood Commercial / Wellness and Rehab Center

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on July 27, 2022.

The following organizations were notified: (emailed July 27, 2022)

Organizations Notified	
Coventry HOA*	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Burleson ISD	Crowley ISD

**Located just south of this registered Neighborhood Organization.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus mini-warehouse. Surrounding land uses consist of single-family to the north, a wellness center to the west, with vacant land south (Hwy 1187) and east. The proposed rezoning is intended to serve the numerous single-family and multifamily residences that are located nearby. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far South

The adopted Comprehensive Plan designates the subject property as neighborhood commercial. The proposed zoning change request **is not consistent** with the Comprehensive Plan. However, the policy below applies to this development. Mini-warehouses typically have a lesser impact and would be considered a transitional use for this property.

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Economic Development Plan

The adopted Economic Development Strategic Plan identified four different a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

PERFORMANCE METRICS

2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Site Plan Comments

Zoning and Land Use

- The site plan is in general compliance with the Zoning Ordinance regulations.



*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff **cannot be waived** through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

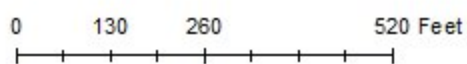


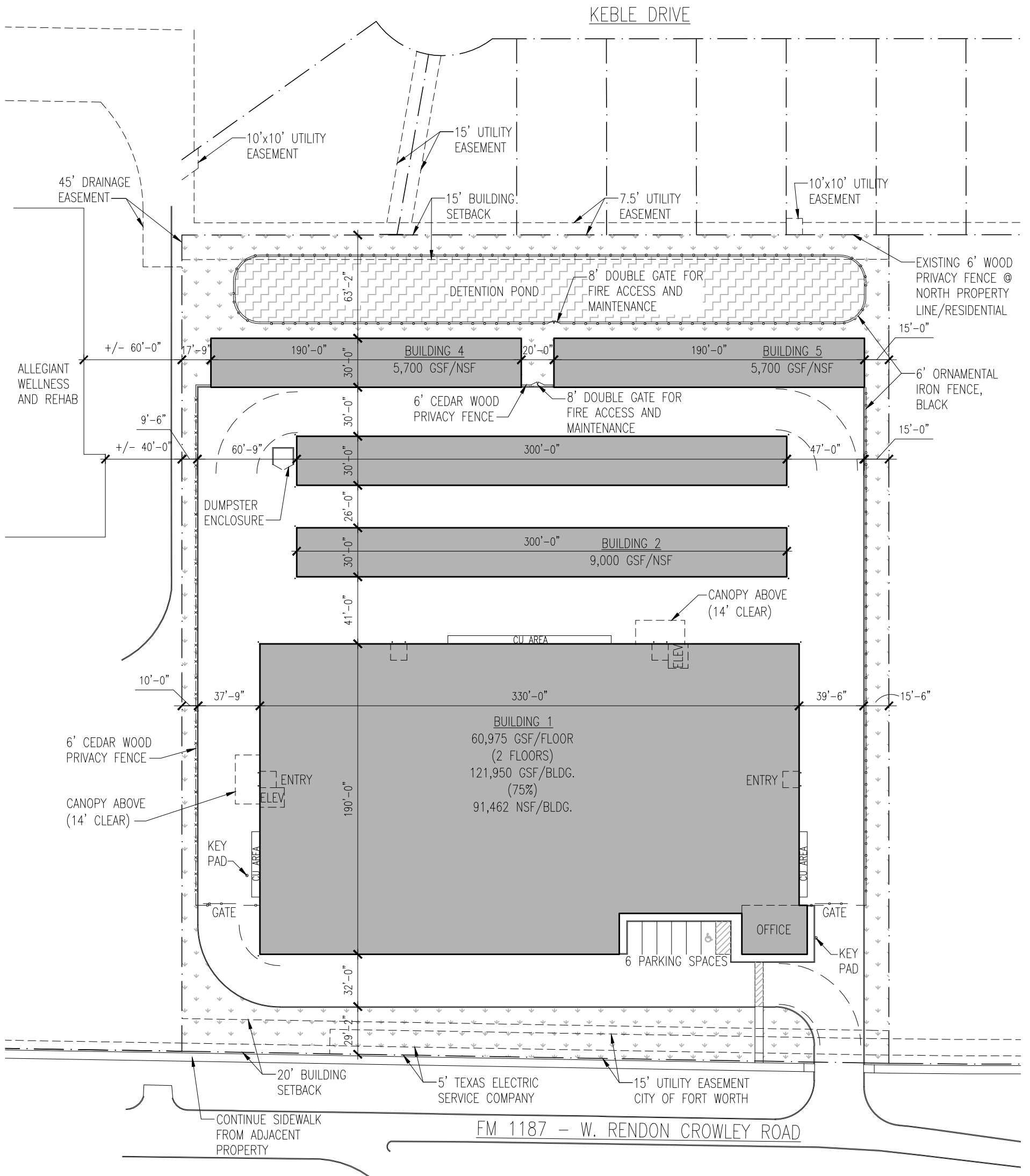
Area Zoning Map

Applicant: Logan Land Development LP
 Address: 500 W. Rendon Crowley Road
 Zoning From: E
 Zoning To: PD for E uses plus mini-warehouses, site plan submitted at later date
 Acres: 5.00010412
 Mapsco: 118M
 Sector/District: Far South
 Commission Date: 8/10/2022
 Contact: null



 Subject Area
 300 Foot Notification

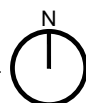




SITE PLAN

SCALE: 1" = 60'-0"

08.19.2022



CROWLEY STORAGE

FORT WORTH, TX

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

JEFFREY S. DALLENBACH, AIA
TX REGISTRATION NO. 15128

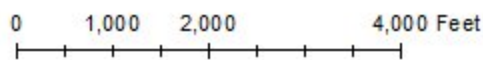
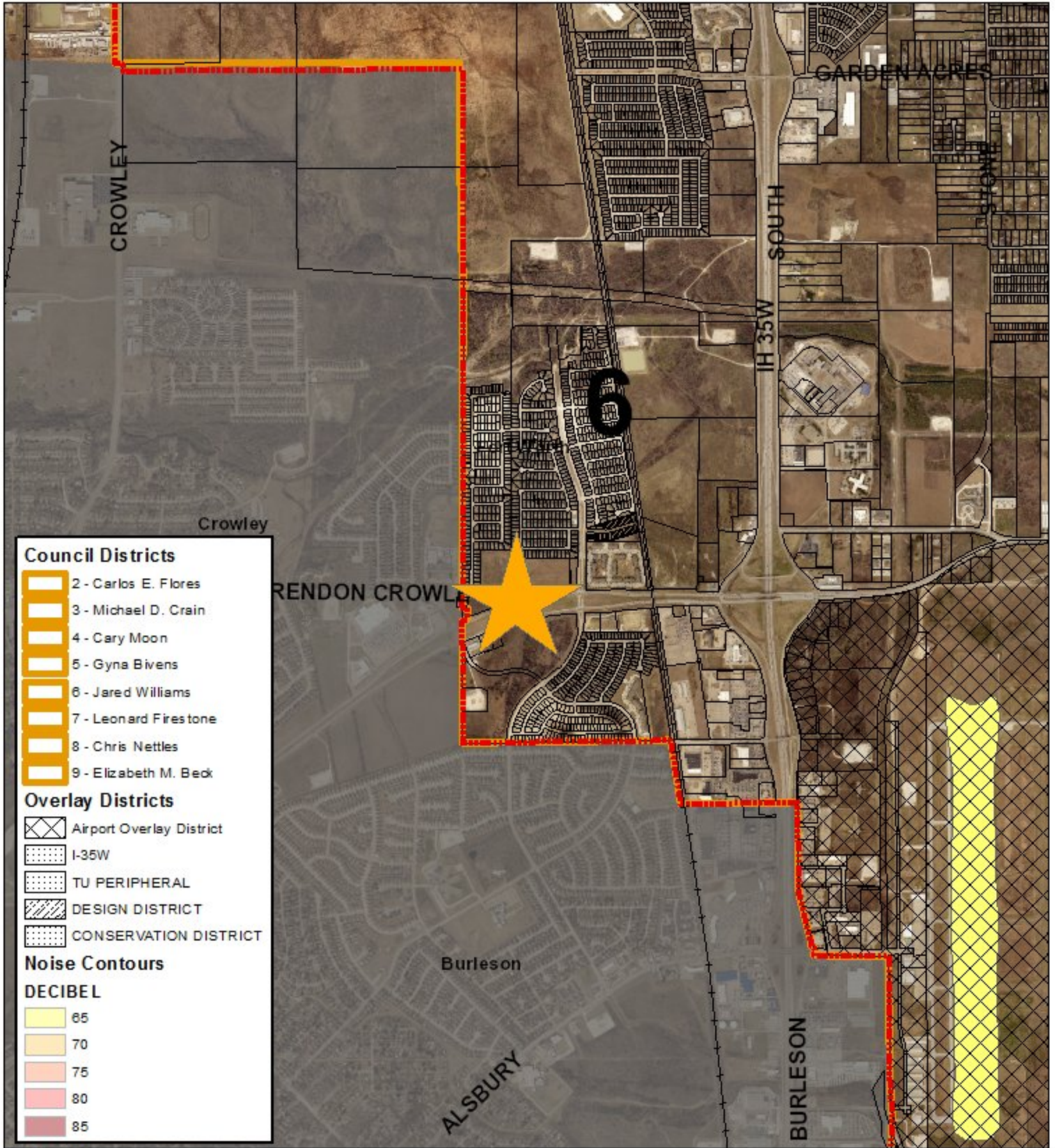
CONCEPTUAL SITE PLAN HAS BEEN DEVELOPED WITHOUT SURVEY, SETBACK, EASEMENT, OR CIVIL ENGINEERING INFORMATION.

DCA 2246

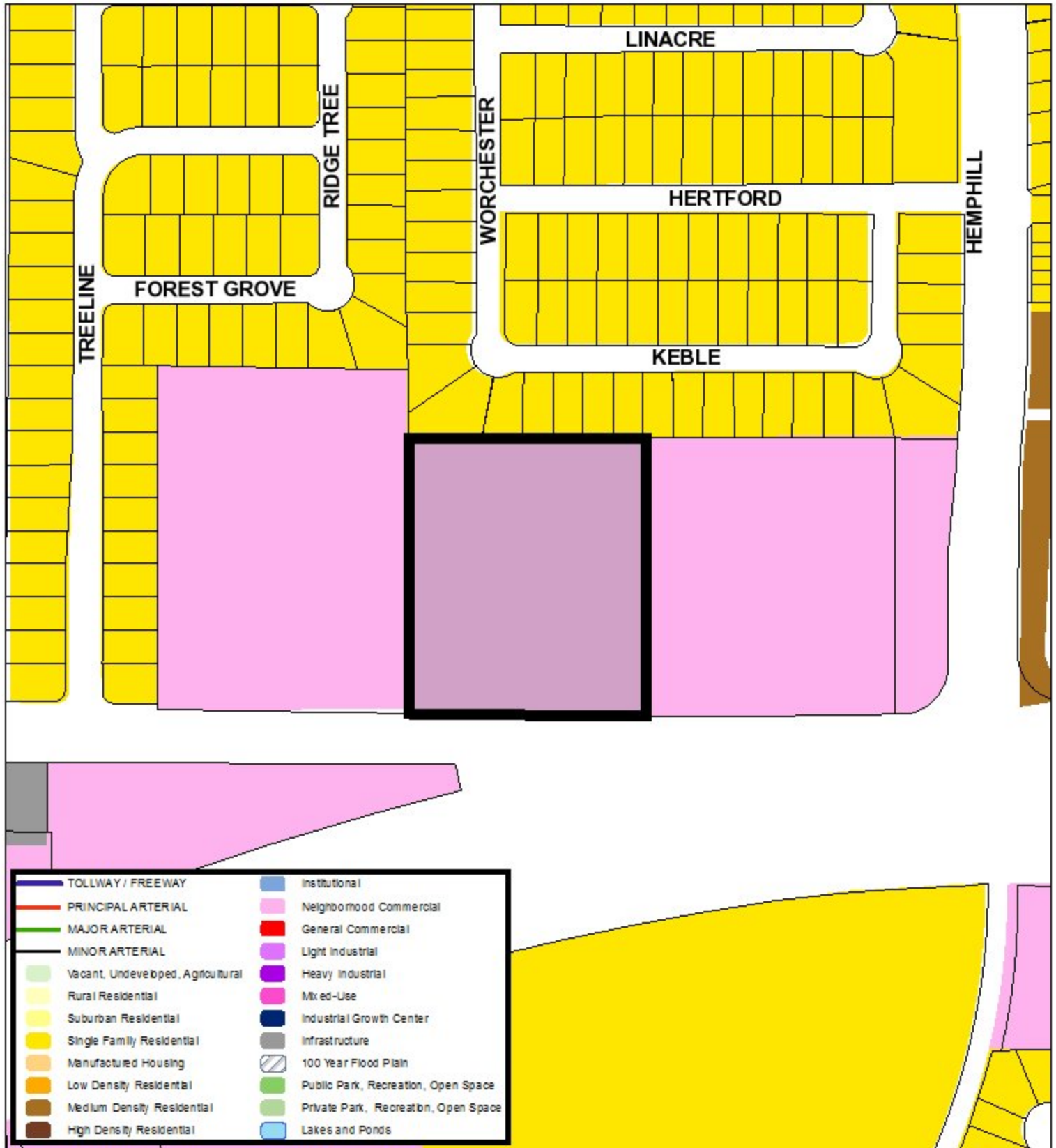
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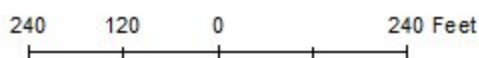
Area Map



Future Land Use



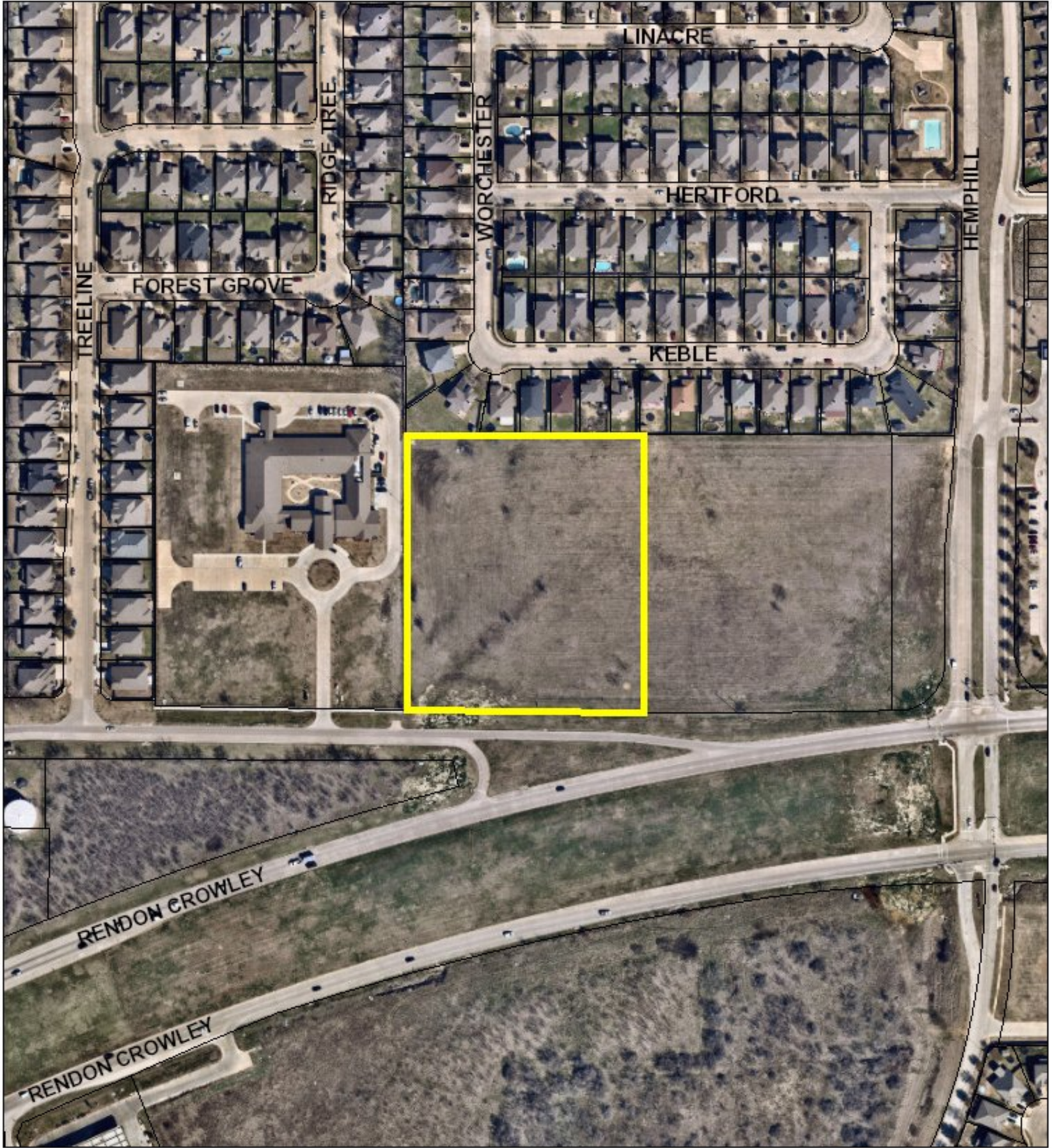
240 120 0 240 Feet



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map



0 155 310 620 Feet

